

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94	-96	EGERTON RD, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	GOTTLIEB ROBIN			
Owner 2:				
Owner 3:				
Street 1:	94 EGERTON ROAD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	PRINCIOTTA GISELDA TR -		
Owner 2:	TR GISELDA PRINCIOTTA TRUST -		
Street 1:	94 EGERTON ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,501 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2718 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.12629	Total SF/SM:	5501	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	468,025	Spl Credit	Total:	468,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5501.000	457,800	3,300	468,000	929,100		5050
							GIS Ref
							GIS Ref
Total Card	0.126	457,800	3,300	468,000	929,100	Entered Lot Size	
Total Parcel	0.126	457,800	3,300	468,000	929,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		341.78	/Parcel: 341.7	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	458,000	3300	5,501.	468,000	929,300	929,300	Year End Roll	12/18/2019	PRINT	
2019	104	FV	354,900	3300	5,501.	497,300	855,500	855,500	Year End Roll	1/3/2019		Date
2018	104	FV	354,900	3300	5,501.	362,700	720,900	720,900	Year End Roll	12/20/2017	12/10/20	16:18:39
2017	104	FV	332,500	4400	5,501.	315,900	652,800	652,800	Year End Roll	1/3/2017		
2016	104	FV	332,500	4400	5,501.	269,100	606,000	606,000	Year End	1/4/2016	LAST REV	
2015	104	FV	295,700	4400	5,501.	263,300	563,400	563,400	Year End Roll	12/11/2014	Date	Time
2014	104	FV	295,700	4400	5,501.	216,500	516,600	516,600	Year End Roll	12/16/2013	09/14/17	11:54:36
2013	104	FV	307,900	4400	5,501.	205,900	518,200	518,200		12/13/2012	anno	

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

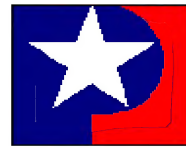
ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
5/30/2012	Info Fm Prmt	BR	B Rossignol
2/10/2009	Meas/Inspect	294	PATRIOT
12/4/2008	MLS	MM	Mary M
5/27/2007	MLS	HC	Helen Chinal
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
8/27/1993		TH	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	5050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	13	- Multi-Garden	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	2	Total:	2
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1924	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G13	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

ESTIMATED YARD ITEMS										PARTIAL								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	FR	1924	20.44	T	50	104			3,300			3,300
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